

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Kelvin A. Lashley aka Kelvin Alvin Lashley  
Debtor(s)

CHAPTER 13

The Bank of New York Mellon, successor to The Bank  
of New York, not in its individual capacity but solely as  
Trustee on behalf of the holders of the CIT Mortgage  
Loan Trust, 2007-1 Asset-Backed Certificates, Series  
2007-1

NO. 22-12284 MDC

Movant

vs.

11 U.S.C. Sections 362 and 1301

Kelvin A. Lashley aka Kelvin Alvin Lashley  
Debtor(s)

Alice Lashley

Co-Debtor

Kenneth E. West

Trustee

**ORDER**

AND NOW, this 20<sup>th</sup> day of June, 2023 at Philadelphia, upon failure of Debtor(s) and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362 and the Co-Debtor Stay under Section 1301 of the Bankruptcy Code, is modified with respect to the subject premises located at 4 Donny Brook Way, Collegeville, PA 19426 ("Property), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



MAGDELINE D. COLEMAN  
Chief Bankruptcy Judge